HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Ottawa

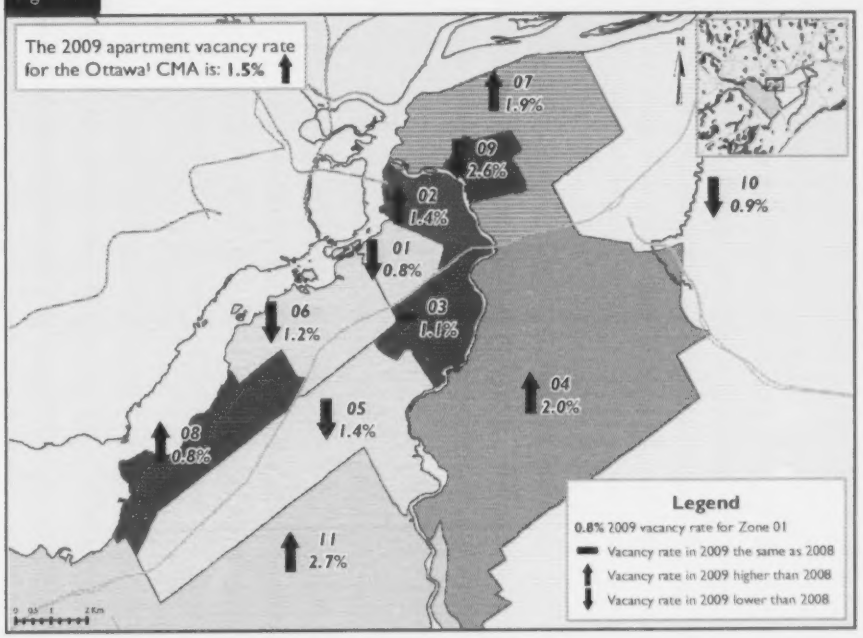
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2009

Highlights

- Ottawa's vacancy rate for private rental apartments increased to 1.5 per cent in October 2009, up slightly from 1.4 per cent last year.
- The fixed sample average rent for a two-bedroom apartment grew by 2.9 per cent from last year's average.
- Ottawa CMA Rental Market will tighten in 2010 as a stable labour market will attract more migrants.

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

Table of Contents

1 Highlights
2 Market Overview
2 Rental Demand Factors
3 Rental Supply Factors
4 Apartment Rental Market
4 Townhouse Rental Market
5 Condominium Apartment Rental Market
5 2010 Rental Market Outlook
6 National Vacancy Rate Increased in October 2009
7 Maps
10 Tables

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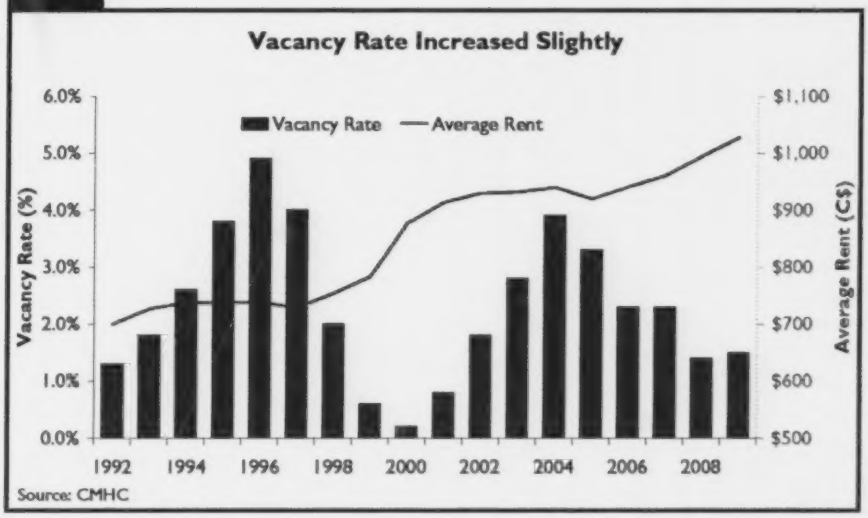
Figure 2



Market Overview

According to the latest Rental Market Survey data collected in October by CMHC, the average vacancy rate in privately initiated rental apartments in the Ottawa Census Metropolitan Area (CMA) increased only slightly from last year to 1.5 per cent. Consequently, Ottawa remained one of the tightest rental markets in Ontario.

The low vacancy rate was the result of two contrary influences. On the one hand low borrowing costs coupled with steady employment conditions in the Capital City gave many renters the right incentives to jump into the homeownership market pushing the vacancy upwards. On the other hand minimal rental apartment construction and fewer secondary rental market units kept vacancies low. While both influences roughly balanced each other out, the outflow of households from rental accommodations into homeownership was relatively stronger.

Availability Rate Increased Substantially

Availability rate is a slightly broader indicator than the vacancy rate, as it captures both the currently vacant rental stock and the stock for which the tenant has given or received notice to vacate. While the vacancy rate remained largely stable at a low of 1.5 per cent, the availability rate jumped from 2.9 per cent in 2008 to 3.5 per cent in 2009.

This suggests that it is possible that some buyers, who are currently renting, have not taken occupancy of their new homes yet, but have already given their landlords their two months notice. The slight jump in availability could also indicate that in Ottawa's tight rental market, leased units are occupied quite rapidly after they become vacant, maintaining a stable vacancy rate.

Rental Demand Factors

Employment Conditions Ease Pressure on Vacancy Rates

Employment performance among first time buyers' ages 25 to 44 years old has been very resilient, remaining on par with levels this time last year. Labour market recovery for this age cohort has been remarkable and has enabled some potential first time buyers to take full advantage of declining borrowing costs. An economic environment of low interest rates unleashed the pent-up demand accumulated early in 2009. As a result, the movement out of rental and into homeownership in this age group has been significant, pushing vacancy rates upwards.

Another factor supporting the increase in vacancy rate is the weak employment performance among young renters. The age cohort between ages 18 to 24 has been the weakest when compared to other age groups. Total year-to-date full time employment is down 8.7 per cent from last year. Rising unemployment within this age group has obliged some young adults to remain in their parental home, dampening the rate of household formation.

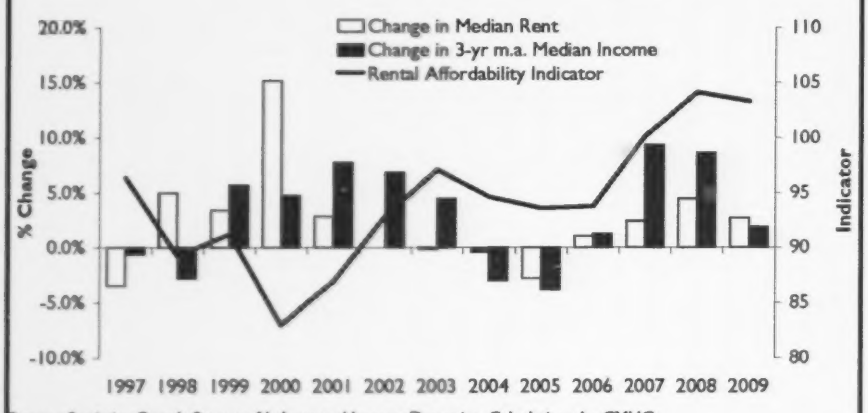
Affordability Improved Since 2006

The rental affordability indicator estimates how affordable a rental market is for those households in that market. Affordability is attained when a household spends 30 per cent of its gross income on housing; at this point the indicator would have a value of 100. As the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

The rental affordability indicator for the Ottawa CMA stood at 103, a slight decline from last year's value of 104. According to CMHC's Rental Market Survey, the cost of renting a median price two-bedroom apartment increased by 2.6 per cent in 2009, while the median income of renter households grew by 1.8 per cent.

Figure 3

Rental Affordability Declining Slightly



Source: Statistics Canada Survey of Labour and Income Dynamics, Calculations by CMHC

However, the rental market in the Capital City remains very affordable, as the aforementioned income has increased by 21 per cent since 2006 while rents have grown by only 10 per cent. As a result, although the jump from rental into homeownership was significant, vacancy rates were practically unchanged from last year.

Flows From Rental Into Condominium Apartments

While strong rental demand due to robust and healthy employment growth was the main story in 2008, this year was characterized by slightly weakened labour markets and increasing flows from rental into homeownership.

These flows were particularly strong for condominium apartments, as first time home buyers find this type of dwelling a healthy starting point to jump from rental into homeownership. This year condominium apartment completions decreased only slightly when compared to 2008, almost reaching the 1,000 unit mark, exerting upward pressure on vacancy rates.

Economic Uncertainty Dampening Rental Demand

The fourth factor that released pressure on the Rental Market was global economic uncertainty. The current economic slowdown has prompted less travel among households from different parts of the world. As a result, Ottawa's yearly average of 6,000 new immigrants decreased. This decline in the number of immigrants moving into Ottawa, which typically rent for the first few years upon arrival, contributed to the rise in vacancy rates.

Rental Supply Factors

Apartment Supply Increased This Year

The total apartment universe in Ottawa increased by 0.7 per cent, representing the biggest growth in the rental stock in last 12 years. However this slightly growing universe released little pressure on Ottawa's tight rental market. As well, rental apartment starts and completions this year, up to October, provided little relief to the rental market, with only 65 and 86 units respectively.

Fewer Secondary Rental Market Units for the Second Year in a Row

The total number of units in the Secondary Rental Market has been decreasing for the second year in a row, moderating by 3.7 per cent. Although Ottawa saw an additional 889 of the more demanded semi-detached, row and duplex units, the other types of dwellings moved lower.

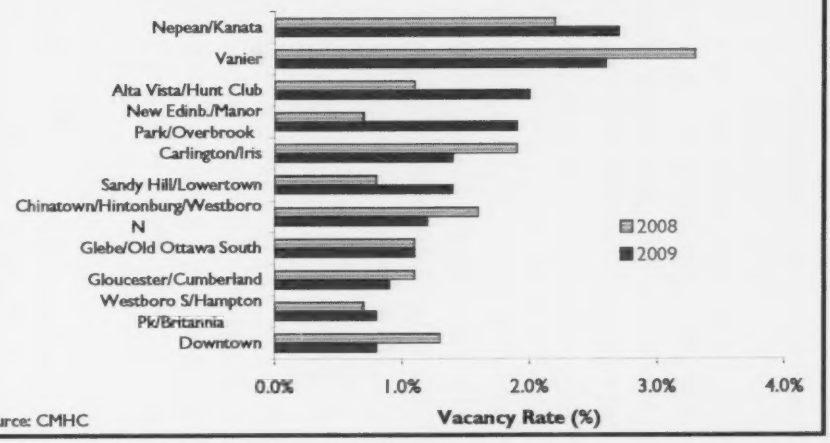
In particular, single-detached secondary market rentals posted a decline of 17 per cent from last year. Lower interest rates coupled with higher rents for this type of dwelling prompt many renters into the homeownership market.

Still, the estimated total of 34,118 units in the secondary market accommodates one third of renter households in the Capital of Canada, with the remainder living in purpose built rental apartments and townhomes and in rented condominium apartments.

Although rental condominium apartment only represent a small percentage of the total stock of condominium apartment units, this year they saw an increased of 3.4 per cent from last year for a total of 4,155 units, providing slightly more choice for young professionals and empty-nesters willing to live closer to the downtown core.

Figure 4

Apartment Vacancies Increasing in the Outskirts



Source: CMHC

Apartment Rental Market

Vacancies Remained Stable

Private apartment vacancy rates did not change significantly this October. Although smaller bachelor units experienced the tightest conditions, there were no significant changes in any of the bedroom types.

Two and three-bedroom units saw the highest vacancies at 1.7 per cent, as the bulk of the outflow from rental into homeownership was observed in these more expensive units. The competition of rental with homeownership put downward pressure on rents; as a result, these bedroom types post the lowest rent increases of 2.9 and 1.8 respectively.

Vacancies Moved Higher in the Outskirts

Although the vacancy rate in the Ottawa CMA inched up slightly to 1.5 per cent, the outskirts posted higher vacancies. In particular, Nepean/Kanata had the highest vacancy rate at 2.7 per cent this year and the highest availability rate at 6.6 per cent. According to the latest data available, the median income for persons 15 year and older in Ottawa's outskirts is higher than in the regions inside the greenbelt. As a result, the jump into the homeownership market was more pronounced in regions such as Nepean/Kanata.

Rents Increased More in the Downtown Core

The growth in two bedroom apartment rents for fixed sample structures was lower than last year, at 2.9 per cent. This measure is based on structures that were common to the survey sample for both the 2008 and 2009 surveys. The rent increases were more pronounced in the Downtown core and in the Outskirts.

The Downtown core not only achieved the absolute highest rent but it also posted the second largest increase of areas inside the greenbelt. At the same time it saw a substantial tightening in vacancy rates and became one of the tightest zones. Ottawa City's core is a well sought after area, as it provides easy access to amenities and work for tenants.

Vanier and Gloucester/Cumberland posted some of the highest increases in rent, with 5.1 and 4.8 per cent respectively. Nevertheless, rents in these areas remain well below the average rent for the Ottawa CMA.

Townhouse Rental Market

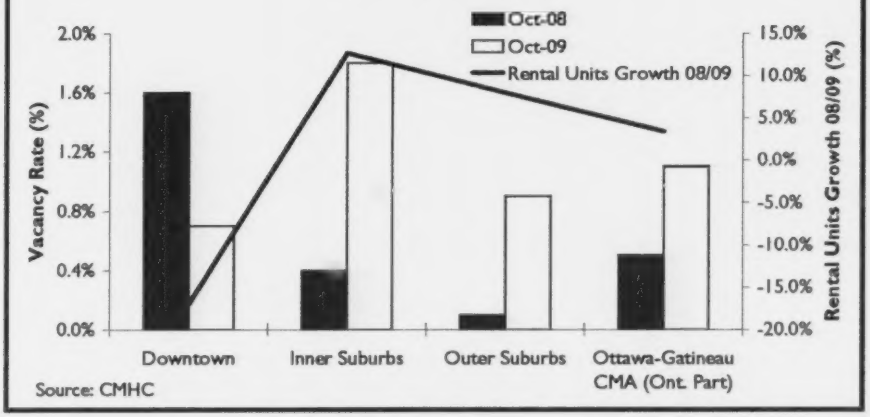
Vacancy Increased to 2.7 Per Cent

The townhome rental market which experienced substantially weaker rental demand, saw vacancy rates rise to 2.7 per cent this year, from 2.2 per cent last year. Although vacancy rates for the townhouse rental market recorded a higher jump than that of rental apartments, this rental market remains popular with a strong increase in rents. This type of dwelling is well liked amongst new families and new immigrants that tend to have bigger families. Given that the cost of renting a townhome is higher than renting a conventional apartment unit, this market segment was in more direct competition with homeownership.

Contrary to the overall trend across the Ottawa CMA, New Edinburgh, Manor Park and Overbrook saw a decline in vacancy rates to 1.1 per cent. It is not a surprise to see that this tight rental market posted the highest fixed sample rent increase inside the greenbelt. These well sought after areas are relatively close to the downtown area but post rents that are 12 per cent more affordable.

Figure 5

Rental Condominium Vacancy Responding to Change in Supply



Source: CMHC

Condominium Apartment Rental Market

Vacancy Rate for Condominium Apartment Rentals Doubled

The average vacancy rate inched up to 1.1 per cent, from 0.5 per cent last year. One of the factors contributing to this increase was the 3.4 per cent growth in the rental condominium apartment universe. Almost twenty percent of all condominium apartments in Ottawa were rented out by individual investors, as units remain very popular amongst young professionals and empty-nesters seeking rental accommodation.

The second factor that contributed to an increase in the vacancy rate for this type of dwelling was the effect of historically low interest rates. The average rent for a condominium apartment of two or more bedrooms grew to be higher than the monthly mortgage payment[1] for an average condominium apartment in the existing homeownership market. This effect was particularly felt in condominium apartments with two bedrooms that saw an increase of 8 per cent in average rent.

There was a considerable decline in the vacancy rate for the Downtown area. Although total condominium apartment completions decreased only slightly when compared to last year, the total number of condominium apartment units available for rent decreased by 17 per cent. Yet high popularity for dwellings closer to the Ottawa's core kept demand elevated and placed downward pressure on the Downtown vacancy rate.

2010 Rental Market Outlook

Next year several factors will exert downward pressure on the vacancy rate, pushing it to 1.2 per cent. Firstly, gradual economic recovery, particularly for the younger age cohort, will induce potential renters to re-enter Ottawa's rental market.

Secondly, improved activity coming from first time home buyers will moderate as interest rates and prices in the homeownership market gradually increase. As a result some tenants will decide to stay in rental accommodations longer.

Thirdly, as the economy continues to recover, in-migrants will be attracted to a stable, well-paid job market. Rising migration, attracted by the relative labour market resilience compared to other centers, will add to the total number of households in the Ottawa CMA, putting downward pressure on the vacancy rate.

Additionally, the gap between the rate of growth of median income for renter households and average rents will remain significant, resulting in an affordable rental market in the Capital of Canada.

Finally, the bulk of supply coming from purpose built rental units remains subdued. Although the rental condominium apartments might offer some relief and further choice for tenants, few purpose-built rental unit construction will apply additional downward pressure on the vacancy rate.

Expect rents for two-bedroom apartments to rise by 3.5 per cent next year; a stronger increase than this year's 2.9 per cent. This increase will be a result of a tighter rental market in the Capital region that will continue to exert pressure on rents.

[1] Monthly payment with 5 per cent down payment, 25 year loan and 5 year fixed rate.

National Vacancy Rate Increased in October 2009

Apartment Vacancy Rates (%) by Major Centres		
	Oct-08	Oct-09
Abbotsford	2.6	6.1
Barrie	3.5	3.8
Brantford	2.4	3.3
Calgary	2.1	5.3
Edmonton	2.4	4.5
Gatineau	1.9	2.2
Greater Sudbury	0.7	2.9
Guelph	2.3	4.1
Halifax	3.4	2.9
Hamilton	3.2	4.0
Kelowna	0.3	3.0
Kingston	1.3	1.3
Kitchener	1.8	3.3
London	3.9	5.0
Moncton	2.4	3.8
Montréal	2.4	2.5
Oshawa	4.2	4.2
Ottawa	1.4	1.5
Peterborough	2.4	6.0
Québec	0.6	0.6
Regina	0.5	0.6
Saguenay	1.6	1.5
Saint John	3.1	3.6
Saskatoon	1.9	1.9
Sherbrooke	2.8	3.9
St. Catharines-Niagara	4.3	4.4
St. John's	0.8	0.9
Thunder Bay	2.2	2.3
Toronto	2.0	3.1
Trois-Rivières	1.7	2.7
Vancouver	0.5	2.1
Victoria	0.5	1.4
Windsor	14.6	13.0
Winnipeg	1.0	1.1
Total	**2.2**	**2.8**

The average rental apartment vacancy rate in Canada's 35 major centres[1] increased to 2.8 per cent in October 2009 from 2.2 per cent in October 2008. The centres with the highest vacancy rates in 2009 were Windsor (13.0 per cent), Abbotsford (6.1 per cent), Peterborough (6.0 per cent), Calgary (5.3 per cent), and London (5.0 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Regina (0.6 per cent), Québec (0.6 per cent), St. John's (0.9 per cent), Winnipeg (1.1 per cent), Kingston (1.3 per cent), and Victoria (1.4 per cent).

Demand for rental housing in Canada decreased due to slower growth in youth employment and improved affordability of homeownership options. Rental construction and competition from the condominium market also added upward pressure on vacancy rates.

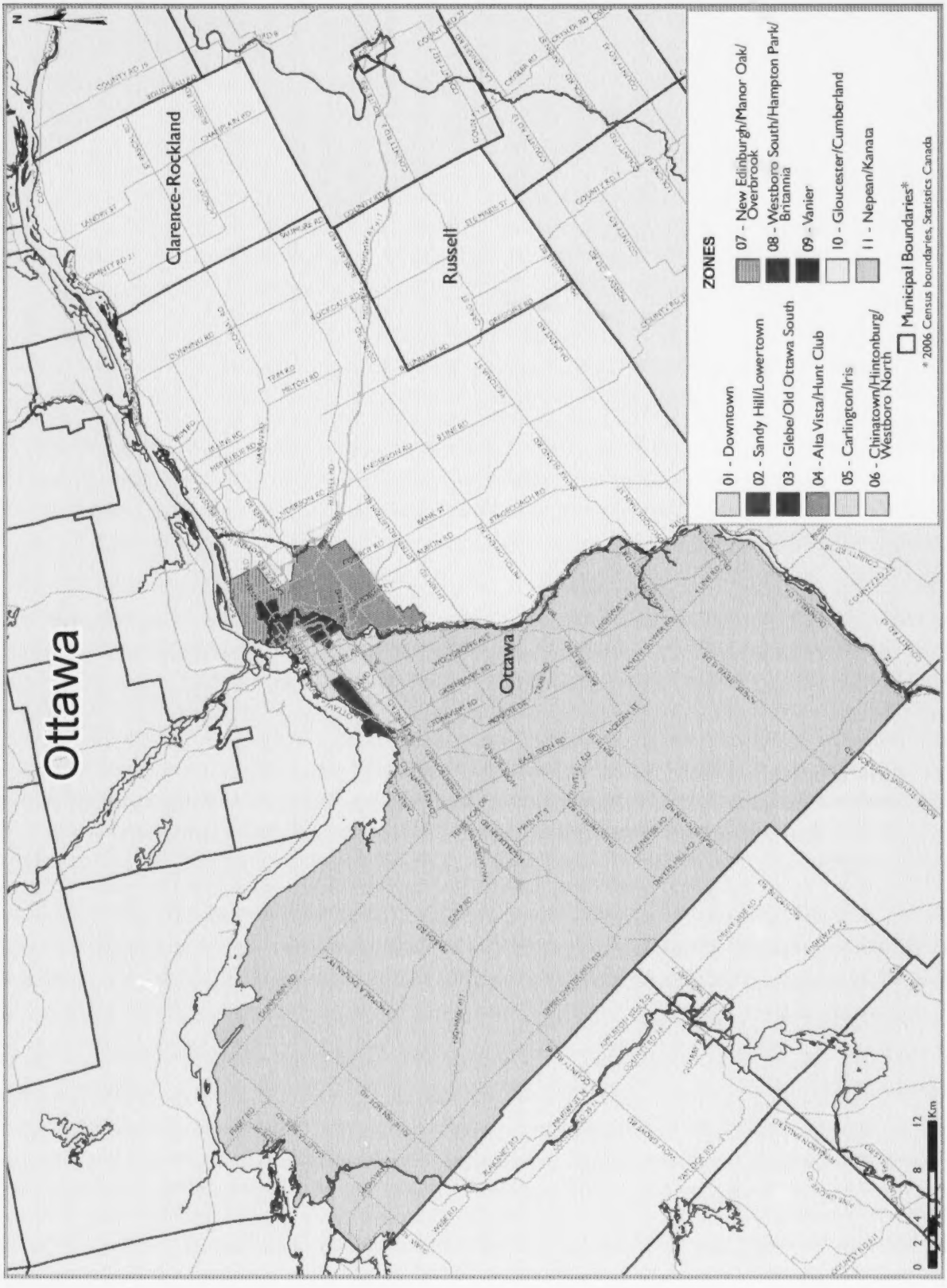
The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver ($1,169), Calgary ($1,099), Toronto ($1,096), and Ottawa ($1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay ($518), Trois-Rivières ($520), and Sherbrooke ($553).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Regina (10.2 per cent), Saskatoon (8.3 per cent), Victoria (5.0 per cent), and St. John's (4.9 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased by 2.3 per cent between October 2008 and October 2009.

CMHC's October 2009 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2009, vacancy rates for rental condominium apartments were below two per cent in seven of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Toronto, Saskatoon, and Ottawa. However, Regina and Edmonton registered the highest vacancy rates for condominium apartments at 3.0 per cent and 3.1 per cent in 2009, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2009 were lower than vacancy rates in the conventional rental market in Ottawa, Saskatoon, Vancouver, Toronto, Edmonton, and Calgary. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,487), Vancouver ($1,448), Calgary ($1,310), and Victoria ($1,223). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2009.

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown, which is a Census Agglomeration (CA).


Ottawa
Clarence-Rockland
Russell
Ottawa
ZONES
01 - Downtown
02 - Sandy Hill/Lowertown
03 - Glebe/Old Ottawa South
04 - Alta Vista/Hunt Club
05 - Carlington/Iris
06 - Chinatown/Hintonburg/ Westboro North
07 - New Edinburgh/Manor Oak/ Overbrook
08 - Westboro South/Hampton Park/ Britannia
09 - Vanier
10 - Gloucester/Cumberland
11 - Nepean/Kanata
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 2 4 8 12 Km

RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Zone 1	**Downtown** - Bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east).
Zone 2	**Sandy Hill/Lowertown** - Includes Sandy Hill and Lowertown.
Zone 3	**Glebe/Old Ottawa South** -Includes the Glebe and Old Ottawa South.
Zone 4	**Alta Vista/Hunt Club** - Includes Alta Vista and Hunt Club.
Zone 5	**Carlington/Iris** - Includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Beatrice (Carlington and Iris).
Zone 6	**Chinatown/Hintonburg/Westboro North** - Includes Chinatown, Hintonburg and Westboro north of Richmond Rd.
Zone 7	**New Edinburgh/Manor Park/Overbrook** - Includes New Edinburgh, Manor Park and Overbrook.
Zone 8	**Westboro South/Hampton Park/Britannia** - Includes Westboro South, Hampton Park and Britannia.
Zones 1-8	**Former City of Ottawa**
Zone 9	**Vanier** - Includes Vanier.
Zone 10	**Gloucester/Cumberland** - Includes the former municipalities of Gloucester, Cumberland, Clarence-Rockland, Russell and Osgoode.
Zone 11	**Nepean/Kanata** - Includes the former municipalities of Kanata, Nepean, West Carleton, Goulbourn and Rideau.
Zones 1-11	**Ottawa-Gatineau CMA (Ontario portion)**

CONDOMINIUM SUB AREA DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Sub Area 1	**Downtown** includes RMS Zone 1 (Downtown); Zone 2 (Sandy Hill/Lowertown); and Zone 3 (Glebe/Old Ottawa South).
Sub Area 2	**Inner Suburbs** includes RMS Zone 6 (Chinatown/Hintonburg/Westboro North); Zone 7 (New Edinburgh/Manor Park/Overbrook); Zone 8 (Westboro South/Hampton Park/Britannia); and Zone 9 (Vanier).
Sub Area 3	**Outer Suburbs** includes RMS Zone 4 (Alta Vista/Hunt Club); Zone 5 (Carlington/Iris); Zone 10 (Gloucester/Cumberland); and Zone 11 (Nepean/Kanata).
Sub Areas 1-3	**Ottawa-Gatineau CMA (Ontario portion)**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	1.7 b	0.3 a	1.2 a	0.8 a	1.2 a	1.0 a	**	**	1.3 a	0.8 a
Sandy Hill/Lowertown	0.8 a	1.5 a	0.9 a	1.2 a	0.8 a	1.7 c	**	1.5 c	0.8 a	1.4 a
Glebe/Old Ottawa South	1.8 c	**	0.9 a	1.1 a	0.7 a	1.2 a	**	0.5 b	1.1 a	1.1 a
Alta Vista/Hunt Club	0.7 a	0.7 b	0.8 a	1.9 a	1.4 a	2.1 a	0.8 a	2.3 c	1.1 a	2.0 a
Carlington/Iris	1.6 a	1.1 a	1.7 a	1.8 a	2.1 a	1.1 a	3.6 c	0.0 b	1.9 a	1.4 a
Chinatown/Hintonburg/Westboro N	2.5 a	2.2 a	1.4 a	1.1 a	1.6 b	1.1 a	2.4 a	0.8 a	1.6 a	1.2 a
New Edinb./Manor Park/Overbrook	0.0 c	0.4 b	1.0 a	2.1 b	0.5 a	1.5 a	**	**	0.7 a	1.9 a
Westboro S/Hampton Pk/Britannia	0.9 a	0.5 a	0.8 a	0.7 a	0.4 a	1.1 a	0.6 a	0.6 a	0.7 a	0.8 a
Former City of Ottawa	1.4 a	1.0 a	1.1 a	1.3 a	1.2 a	1.5 a	1.7 b	1.8 b	1.2 a	1.3 a
Vanier	**	**	2.8 b	2.2 c	4.0 c	2.5 c	**	**	3.3 c	2.6 b
Gloucester/Cumberland	0.0 c	0.8 d	1.2 a	0.9 a	1.1 a	1.1 a	0.9 a	0.0 c	1.1 a	0.9 a
Nepean/Kanata	2.1 a	1.5 a	2.3 a	2.7 a	2.2 a	2.9 a	2.4 a	2.2 b	2.2 a	2.7 a
Ottawa	**1.4 a**	**1.3 a**	**1.3 a**	**1.4 a**	**1.5 a**	**1.7 a**	**1.8 a**	**1.7 b**	**1.4 a**	**1.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($)
by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	695 a	706 a	916 a	956 a	1,260 a	1,280 a	1,393 a	1,423 a	969 a	999 a
Sandy Hill/Lowertown	702 a	712 a	946 a	945 a	1,175 a	1,200 a	1,566 a	1,548 a	1,019 a	1,026 a
Glebe/Old Ottawa South	662 a	676 a	854 a	849 a	1,115 a	1,116 a	1,328 a	1,329 a	971 a	978 a
Alta Vista/Hunt Club	636 a	670 a	783 a	811 a	941 a	961 a	1,250 a	1,252 a	868 a	891 a
Carlington/Iris	672 a	696 a	783 a	804 a	926 a	946 a	1,139 a	1,145 a	843 a	864 a
Chinatown/Hintonburg/Westboro N	627 a	639 a	776 a	792 a	1,003 a	1,037 a	1,315 a	1,360 a	827 a	850 a
New Edinb./Manor Park/Overbrook	649 a	664 a	829 a	880 a	1,019 a	1,100 b	1,178 c	1,145 d	930 a	987 a
Westboro S/Hampton Pk/Britannia	673 a	702 a	801 a	824 a	949 a	993 a	1,086 a	1,117 a	859 a	889 a
Former City of Ottawa	675 a	692 a	840 a	862 a	1,026 a	1,055 a	1,319 a	1,329 a	909 a	933 a
Vanier	526 a	555 a	674 a	759 a	786 a	842 a	892 a	942 b	729 a	793 a
Gloucester/Cumberland	684 a	708 a	794 a	817 a	875 a	915 a	962 a	1,047 a	850 a	889 a
Nepean/Kanata	716 a	742 a	817 a	843 a	1,007 a	1,050 a	1,096 a	1,160 a	941 a	980 a
Ottawa	**671 a**	**688 a**	**827 a**	**853 a**	**995 a**	**1,028 a**	**1,227 a**	**1,257 a**	**897 a**	**926 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown	5 a	1,507	40 a	5,083	21 a	2,045	**	202	70 a	8,837
Sandy Hill/Lowertown	14 a	979	34 a	2,850	31 c	1,820	7 c	430	86 a	6,080
Glebe/Old Ottawa South	**	171	17 a	1,524	15 a	1,302	1 b	216	37 a	3,213
Alta Vista/Hunt Club	2 b	298	91 a	4,717	95 a	4,430	8 c	366	196 a	9,812
Carlington/Iris	6 a	506	56 a	3,188	30 a	2,759	0 b	185	92 a	6,639
Chinatown/Hintonburg/Westboro N	14 a	657	27 a	2,547	13 a	1,173	1 a	135	55 a	4,512
New Edinb./Manor Park/Overbrook	1 b	231	27 b	1,287	24 a	1,658	**	150	64 a	3,325
Westboro S/Hampton Pk/Britannia	2 a	405	20 a	2,833	23 a	2,195	1 a	156	46 a	5,589
Former City of Ottawa	48 a	4,754	312 a	24,030	253 a	17,382	34 b	1,841	647 a	48,007
Vanier	**	194	39 c	1,774	47 c	1,897	**	144	105 b	4,008
Gloucester/Cumberland	1 d	121	8 a	910	18 a	1,686	0 c	302	27 a	3,019
Nepean/Kanata	2 a	152	51 a	1,875	96 a	3,335	7 b	322	156 a	5,685
Ottawa	**67 a**	**5,221**	**410 a**	**28,589**	**414 a**	**24,300**	**44 b**	**2,608**	**935 a**	**60,719**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	3.1 b	2.3 a	2.5 a	2.6 a	2.2 b	2.1 a	**	**	2.5 a	2.4 a
Sandy Hill/Lowertown	2.8 b	2.7 b	2.1 a	2.4 b	1.7 b	2.7 b	**	1.8 c	2.0 a	2.5 b
Glebe/Old Ottawa South	2.2 b	4.2 d	2.3 b	3.2 c	1.0 a	2.1 c	4.6 d	**	1.9 b	2.7 b
Alta Vista/Hunt Club	2.0 a	3.1 d	2.3 a	4.2 a	3.0 a	5.0 a	1.9 a	5.1 c	2.6 a	4.5 a
Carlington/Iris	3.2 a	2.5 a	4.4 a	4.1 a	4.0 b	3.3 b	5.7 b	1.1 a	4.2 a	3.6 a
Chinatown/Hintonburg/Westboro N	4.1 a	3.3 b	2.1 a	2.5 a	2.7 a	2.2 a	2.4 a	1.7 c	2.6 a	2.5 a
New Edinb./Manor Park/Overbrook	0.0 c	1.0 a	1.9 a	3.8 b	0.9 a	3.0 b	4.1 d	**	1.4 a	3.4 b
Westboro S/Hampton Pk/Britannia	1.6 a	1.8 a	2.2 a	3.2 a	1.8 a	2.7 a	1.3 a	0.6 a	2.0 a	2.8 a
Former City of Ottawa	2.8 a	2.6 a	2.5 a	3.2 a	2.4 a	3.3 a	2.7 a	3.0 b	2.5 a	3.2 a
Vanier	**	**	4.0 c	3.6 c	5.7 c	3.4 d	**	**	4.7 b	3.8 c
Gloucester/Cumberland	0.0 c	**	1.9 a	3.3 a	2.2 a	2.0 a	1.3 a	0.0 c	1.9 a	2.2 a
Nepean/Kanata	6.4 a	7.1 a	6.6 a	7.1 a	5.3 a	6.4 a	5.4 b	5.4 b	5.8 a	6.6 a
Ottawa	**2.8 a**	**2.9 a**	**2.9 a**	**3.5 a**	**3.0 a**	**3.6 a**	**2.9 a**	**3.0 a**	**2.9 a**	**3.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Ottawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Downtown	4.6 c	3.6 b	3.9 b	4.9 a	5.0 c	3.6 c	++	++	4.2 b	4.2 b
Sandy Hill/Lowertown	3.2 d	3.7 d	3.7 d	++	4.5 c	++	++	++	3.6 c	2.3 c
Glebe/Old Ottawa South	3.6 b	**	++	++	4.5 d	2.1 c	**	**	++	1.7 c
Alta Vista/Hunt Club	3.9 b	3.6 c	2.6 a	3.5 a	3.0 a	2.3 a	5.3 a	++	3.0 a	2.7 a
Carlington/Iris	7.0 a	3.7 b	5.3 b	2.6 a	5.5 b	1.1 d	4.1 d	++	5.3 b	2.3 a
Chinatown/Hintonburg/Westboro N	6.5 a	2.5 b	7.1 a	2.2 b	5.4 c	1.2 d	++	**	6.7 a	2.1 b
New Edinb./Manor Park/Overbrook	**	**	3.9 c	4.3 d	3.8 d	5.5 c	4.8 d	**	4.0 c	4.4 d
Westboro S/Hampton Pk/Britannia	3.5 a	3.9 a	3.3 a	3.4 a	3.1 a	3.2 b	1.0 a	**	3.1 a	3.3 a
Former City of Ottawa	4.6 b	3.3 a	3.8 a	3.1 a	4.2 a	2.5 a	4.7 c	++	4.0 a	2.9 a
Vanier	++	1.8 c	1.3 a	4.9 b	1.4 a	5.1 c	**	**	1.1 a	4.6 b
Gloucester/Cumberland	2.1 a	3.4 b	3.4 a	2.5 a	0.5 a	4.8 a	++	7.2 b	1.3 a	4.8 a
Nepean/Kanata	3.3 a	3.4 a	2.8 a	4.1 a	2.9 a	3.8 a	2.2 a	4.7 b	2.9 a	3.7 a
Ottawa	**4.3 a**	**3.3 a**	**3.6 a**	**3.3 a**	**3.7 a**	**2.9 a**	**4.0 c**	**1.8 c**	**3.6 a**	**3.2 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Ottawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Ottawa										
Pre 1940	3.5 d	1.6 c	2.1 c	1.2 a	2.1 c	2.0 b	2.6 c	**	2.3 b	1.6 b
1940 - 1959	1.7 b	2.4 c	2.6 a	2.7 b	2.5 b	2.2 b	1.2 d	**	2.4 a	2.4 a
1960 - 1974	1.0 a	1.0 a	1.1 a	1.4 a	1.4 a	1.6 a	1.3 a	2.4 a	1.2 a	1.5 a
1975 - 1989	0.8 a	0.9 a	0.8 a	0.9 a	1.0 a	1.5 a	2.3 b	0.5 b	1.0 a	1.1 a
1990 - 1999	**	0.0 a	1.4 a	0.8 a	0.9 a	2.1 b	**	**	1.2 a	1.4 a
2000+	**	**	0.6 a	1.6 c	1.7 b	0.3 a	**	**	1.2 a	0.8 a
Total	1.4 a	1.3 a	1.3 a	1.4 a	1.5 a	1.7 a	1.8 a	1.7 b	1.4 a	1.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Ottawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Ottawa										
Pre 1940	625 a	637 a	810 a	824 a	1,076 a	1,075 a	1,349 a	1,432 a	932 a	949 a
1940 - 1959	635 a	642 a	737 a	764 a	881 a	905 a	1,056 b	1,121 b	802 a	826 a
1960 - 1974	687 a	710 a	822 a	848 a	985 a	1,021 a	1,223 a	1,260 a	884 a	915 a
1975 - 1989	677 a	694 a	834 a	865 a	994 a	1,047 a	1,144 a	1,153 b	910 a	947 a
1990 - 1999	703 b	697 a	1,009 b	929 a	1,047 a	1,067 a	1,616 a	1,366 a	1,070 a	997 a
2000+	895 d	966 a	1,336 b	1,404 b	1,363 a	1,405 a	**	**	1,342 a	1,394 a
Total	671 a	688 a	827 a	853 a	995 a	1,028 a	1,227 a	1,257 a	897 a	926 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Ottawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Ottawa										
3 to 5 Units	**	**	3.4 d	2.6 c	3.2 d	2.4 c	**	**	3.1 c	2.9 c
6 to 19 Units	3.2 d	1.6 c	2.3 b	1.6 b	2.0 b	1.7 b	2.9 c	**	2.2 a	1.7 a
20 to 49 Units	2.4 a	1.9 b	1.6 a	2.2 a	1.7 a	2.3 a	0.8 d	0.0 b	1.7 a	2.2 a
50 to 99 Units	1.0 a	1.1 a	1.5 a	1.6 a	0.9 a	3.0 b	1.7 a	2.9 c	1.3 a	2.0 a
100 to 199 Units	1.0 a	0.7 a	0.7 a	0.9 a	1.3 a	1.2 a	1.1 a	1.7 a	1.0 a	1.0 a
200+ Units	0.7 a	0.6 a	0.9 a	1.4 a	1.1 a	1.4 a	1.4 a	0.7 a	1.0 a	1.3 a
Total	1.4 a	1.3 a	1.3 a	1.4 a	1.5 a	1.7 a	1.8 a	1.7 b	1.4 a	1.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Ottawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Ottawa										
3 to 5 Units	586 b	574 a	736 a	755 a	920 a	952 a	1,135 b	1,144 b	858 a	878 a
6 to 19 Units	611 a	622 a	747 a	753 a	912 a	921 a	1,281 b	1,301 a	854 a	861 a
20 to 49 Units	646 a	667 a	804 a	832 a	960 a	980 a	1,369 a	1,408 a	840 a	864 a
50 to 99 Units	681 a	693 a	827 a	834 a	970 a	1,005 a	1,106 a	1,120 b	857 a	877 a
100 to 199 Units	696 a	720 a	842 a	881 a	1,042 a	1,079 a	1,162 a	1,186 a	915 a	951 a
200+ Units	696 a	718 a	863 a	893 a	1,044 a	1,097 a	1,285 a	1,323 a	946 a	985 a
Total	671 a	688 a	827 a	853 a	995 a	1,028 a	1,227 a	1,257 a	897 a	926 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Ottawa CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	**	**	2.8 c	0.9 a	0.6 a	1.2 a	2.2 a	1.3 a	0.7 a	0.4 a	0.6 a	0.1 a
Sandy Hill/Lowertown	**	**	0.8 d	0.8 d	1.0 a	0.9 a	0.9 a	1.5 b	0.1 a	0.5 a	**	**
Glebe/Old Ottawa South	**	**	1.7 c	3.4 d	0.0 a	**	**	**	**	**	1.0 a	0.3 a
Alta Vista/Hunt Club	**	**	0.8 a	2.0 a	1.0 a	2.3 a	0.5 a	2.8 c	0.8 a	1.3 a	1.4 a	2.5 a
Carlington/Iris	3.9 d	0.9 d	2.9 c	1.7 c	6.1 a	8.8 b	1.1 a	1.1 a	0.9 a	0.7 a	1.2 a	0.3 a
Chinatown/Hintonburg/Westboro N	4.7 c	1.1 a	2.8 a	1.8 b	2.4 a	1.4 a	0.5 a	1.9 a	1.9 a	1.1 a	0.3 a	0.5 a
New Edinb./Manor Park/Overbrook	**	**	1.1 a	3.3 d	0.4 a	0.0 a	1.3 a	2.5 a	0.1 a	1.5 a	**	**
Westboro S/Hampton Pk/Britannia	2.3 c	0.0 c	0.4 a	0.8 a	2.2 a	3.3 d	2.1 a	**	0.3 a	0.8 a	0.5 a	0.5 a
Former City of Ottawa	2.2 b	2.1 c	2.0 b	1.7 a	1.7 a	2.1 a	1.2 a	1.7 a	0.7 a	0.9 a	0.9 a	1.2 a
Vanier	5.6 d	**	3.4 c	1.8 c	2.3 a	3.8 a	**	**	n/u	**	**	**
Gloucester/Cumberland	3.3 a	**	0.5 a	0.4 a	2.4 a	0.9 a	1.1 a	0.0 a	0.8 a	0.1 a	1.0 a	1.8 a
Nepean/Kanata	**	**	2.5 c	3.0 a	1.5 a	1.4 a	1.9 a	4.9 a	2.4 a	2.1 a	2.3 a	2.9 a
Ottawa	**3.1 c**	**2.9 c**	**2.2 a**	**1.7 a**	**1.7 a**	**2.2 a**	**1.3 a**	**2.0 a**	**1.0 a**	**1.0 a**	**1.0 a**	**1.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Ottawa CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Ottawa										
LT $700	1.4 a	1.7 b	3.0 b	2.3 b	**	**	**	**	2.6 a	2.0 a
$700 - $799	1.4 a	0.9 a	1.1 a	1.1 a	2.5 b	2.7 c	**	0.0 d	1.4 a	1.3 a
$800 - $899	1.0 a	0.8 a	1.0 a	1.6 a	1.2 a	1.3 a	0.0 d	**	1.0 a	1.6 a
$900 - $999	0.0 c	1.2 a	1.3 a	1.0 a	1.6 a	2.1 a	1.0 a	0.0 d	1.4 a	1.7 a
$1000 - $1199	**	**	1.3 a	1.8 a	1.3 a	1.4 a	1.4 a	0.6 a	1.3 a	1.4 a
$1200+	**	**	0.5 a	2.6 b	1.4 a	2.0 a	2.7 b	2.1 b	1.6 a	2.1 a
Total	1.4 a	1.3 a	1.3 a	1.4 a	1.5 a	1.7 a	1.8 a	1.7 b	1.4 a	1.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	**	**	**	**	**	**	**	**	**	2.6 c
Sandy Hill/Lowertown	n/u	n/u	**	**	**	**	0.0 a	0.0 a	0.0 c	0.0 c
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	**	1.8 a	5.2 c	1.5 a
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	4.8 a	1.2 a	5.1 a	8.2 a	5.1 a	6.9 a
Carlington/Iris	n/u	n/u	n/u	n/u	**	**	1.9 a	**	1.4 a	1.2 d
Chinatown/Hintonburg/Westboro N	n/u	**	**	**	3.4 a	0.0 a	**	**	1.7 c	4.7 d
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	0.2 a	0.2 a	1.1 a	1.7 c	1.5 a	1.1 a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	0.0 a	n/s	0.0 a	**	0.0 a	**
Former City of Ottawa	**	**	**	7.9 c	1.2 a	0.5 a	3.1 a	4.7 b	2.7 a	3.3 b
Vanier	n/u	n/u	n/u	**	**	**	2.2 a	**	2.1 a	**
Gloucester/Cumberland	n/u	n/u	**	**	4.1 c	2.4 b	2.1 a	1.6 a	2.2 a	1.7 a
Nepean/Kanata	**	**	**	**	3.3 a	3.8 a	1.5 a	2.2 a	1.9 a	2.6 a
Ottawa	**	**	**	8.3 b	2.3 a	2.1 a	2.0 a	2.8 a	2.2 a	2.7 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	**	**	**	**	**	**	**	1,287 b	971 b	1,088 a
Sandy Hill/Lowertown	n/u	n/u	**	**	1,045 c	1,023 c	1,329 c	1,536 a	1,170 b	1,338 b
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	1,377 b	1,330 a	1,320 a	1,285 a
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	960 a	966 a	1,193 a	1,213 a	1,148 a	1,167 a
Carlington/Iris	n/u	n/u	n/u	n/u	**	**	1,062 a	1,139 b	1,055 a	1,124 a
Chinatown/Hintonburg/Westboro N	n/u	**	**	**	972 a	1,167 b	1,064 b	1,112 c	1,008 a	1,096 b
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	852 a	889 a	983 a	1,042 a	913 a	957 a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	897 a	n/s	1,017 a	1,044 b	957 a	1,044 b
Former City of Ottawa	**	**	808 b	854 a	915 a	953 a	1,109 a	1,156 a	1,032 a	1,076 a
Vanier	n/u	n/u	n/u	**	**	**	1,154 a	1,172 a	1,130 a	1,148 a
Gloucester/Cumberland	n/u	n/u	**	**	1,235 a	1,194 a	1,130 a	1,164 a	1,136 a	1,165 a
Nepean/Kanata	**	**	**	**	1,044 a	1,117 a	1,149 a	1,208 a	1,123 a	1,187 a
Ottawa	**	**	801 b	848 a	988 a	1,041 a	1,134 a	1,183 a	1,095 a	1,146 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown	**	**	**	**	**	**	**	21	1 c	49
Sandy Hill/Lowertown	n/u	n/u	**	**	**	18	0 a	42	0 c	67
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	1 a	55	1 a	65
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	2 a	165	57 a	695	59 a	860
Carlington/Iris	n/u	n/u	n/u	n/u	**	**	**	201	4 d	354
Chinatown/Hintonburg/Westboro N	**	**	**	**	0 a	31	**	35	4 d	75
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	1 a	517	8 c	491	12 a	1,042
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	n/s	n/s	**	64	**	64
Former City of Ottawa	**	**	6 c	70	4 a	898	75 b	1,604	84 b	2,576
Vanier	n/u	n/u	**	**	**	**	**	48	**	51
Gloucester/Cumberland	n/u	n/u	**	**	2 b	84	21 a	1,276	23 a	1,362
Nepean/Kanata	**	**	**	**	33 a	876	64 a	2,875	98 a	3,759
Ottawa	**	**	7 b	79	39 a	1,859	160 a	5,802	205 a	7,748

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	**	**	**	**	**	**	**	**	**	5.2 d
Sandy Hill/Lowertown	n/u	n/u	**	**	**	**	3.8 a	0.0 a	2.2 c	0.0 c
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	8.4 c	1.8 a	6.9 c	1.5 a
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	4.8 a	7.3 a	6.3 a	11.4 a	6.0 a	10.6 a
Carlington/Iris	n/u	n/u	n/u	n/u	**	**	3.7 a	2.7 c	4.2 a	2.2 c
Chinatown/Hintonburg/Westboro N	n/u	**	**	**	3.4 a	0.0 a	**	**	1.7 c	4.7 d
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	0.2 a	0.6 a	2.1 a	3.6 c	2.0 a	2.2 b
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	0.0 a	n/s	3.1 a	**	1.6 a	**
Former City of Ottawa	**	**	**	7.9 c	1.9 a	1.9 a	4.4 a	6.8 a	3.7 a	5.1 a
Vanier	n/u	n/u	n/u	**	**	**	2.2 a	4.7 c	2.1 a	4.4 d
Gloucester/Cumberland	n/u	n/u	**	**	6.8 c	9.5 b	4.8 a	4.5 a	4.9 a	4.8 a
Nepean/Kanata	**	**	**	**	7.9 a	7.7 a	4.1 a	5.2 a	5.0 a	5.8 a
Ottawa	**	**	**	8.3 b	4.9 a	5.0 a	4.3 a	5.5 a	4.5 a	5.4 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Ottawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Downtown	**	**	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	n/u	n/u	**	**	**	**	**	**	**	**
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	**	1.7 a	3.4 b	1.1 a
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	-4.6 a	2.0 a	++	1.7 a	++	1.8 a
Carlington/Iris	n/u	n/u	n/u	n/u	**	**	3.7 a	**	4.2 a	**
Chinatown/Hintonburg/Westboro N	n/u	**	**	**	-1.1 a	**	**	**	**	**
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	-0.9 a	4.9 a	1.1 a	4.8 b	0.4 a	5.2 b
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	-2.4 a	**	-0.8 a	**	-1.4 a	**
Former City of Ottawa	**	**	**	**	++	4.0 b	1.1 a	3.8 b	1.0 a	4.2 a
Vanier	n/u	n/u	n/u	**	**	**	0.4 a	**	1.1 a	**
Gloucester/Cumberland	n/u	n/u	**	**	**	**	1.5 a	3.0 a	1.6 a	2.9 a
Nepean/Kanata	**	**	**	**	3.5 a	7.3 a	1.5 a	5.7 a	1.8 a	5.6 a
Ottawa	**	**	**	**	**2.0 a**	**5.9 a**	**1.4 a**	**4.6 a**	**1.5 a**	**4.6 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	1.7 b	0.3 a	1.2 a	0.8 a	1.2 a	1.0 a	**	**	1.3 a	0.8 a
Sandy Hill/Lowertown	0.8 a	1.5 a	0.9 a	1.2 a	0.7 a	1.7 c	1.0 d	1.4 a	0.8 a	1.4 a
Glebe/Old Ottawa South	1.8 c	**	0.9 a	1.1 a	0.7 a	1.2 a	4.1 d	0.7 a	1.1 a	1.1 a
Alta Vista/Hunt Club	0.7 a	0.7 b	0.8 a	1.9 a	1.5 a	2.1 a	3.7 a	6.2 b	1.4 a	2.4 a
Carlington/Iris	1.6 a	1.1 a	1.7 a	1.8 a	2.0 a	1.1 a	2.7 a	**	1.9 a	1.4 a
Chinatown/Hintonburg/Westboro N	2.5 a	2.2 a	1.4 a	1.1 a	1.7 b	1.1 a	2.0 b	1.5 a	1.6 a	1.3 a
New Edinb./Manor Park/Overbrook	0.0 c	0.4 b	1.6 b	2.2 b	0.4 a	1.2 a	1.1 a	3.2 d	0.9 a	1.7 a
Westboro S/Hampton Pk/Britannia	0.9 a	0.5 a	0.8 a	0.7 a	0.4 a	1.1 a	0.5 a	2.1 c	0.7 a	0.9 a
Former City of Ottawa	1.4 a	1.0 a	1.1 a	1.3 a	1.2 a	1.4 a	2.3 a	3.2 b	1.3 a	1.4 a
Vanier	**	**	2.8 b	2.2 c	3.9 c	2.5 c	3.1 d	**	3.3 c	2.6 b
Gloucester/Cumberland	0.0 c	0.8 d	1.2 a	0.9 a	1.2 a	1.1 a	1.9 a	1.3 a	1.4 a	1.1 a
Nepean/Kanata	2.1 a	1.4 a	2.3 a	2.7 a	2.4 a	3.1 a	1.5 a	2.2 a	2.1 a	2.7 a
Ottawa	**1.4 a**	**1.3 a**	**1.3 a**	**1.5 a**	**1.6 a**	**1.7 a**	**2.0 a**	**2.4 a**	**1.5 a**	**1.7 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	695 a	706 a	916 a	956 a	1,259 a	1,279 a	1,371 a	1,412 a	969 a	999 a
Sandy Hill/Lowertown	702 a	712 a	946 a	945 a	1,174 a	1,198 a	1,548 a	1,547 a	1,020 a	1,029 a
Glebe/Old Ottawa South	662 a	676 a	854 a	849 a	1,115 a	1,116 a	1,337 a	1,329 a	977 a	984 a
Alta Vista/Hunt Club	636 a	670 a	783 a	811 a	942 a	961 a	1,213 a	1,226 a	891 a	914 a
Carlington/Iris	672 a	696 a	783 a	804 a	931 a	954 a	1,097 a	1,142 a	854 a	877 a
Chinatown/Hintonburg/Westboro N	627 a	639 a	776 a	792 a	1,002 a	1,040 a	1,279 a	1,315 b	829 a	853 a
New Edinb./Manor Park/Overbrook	649 a	664 a	826 a	877 a	981 a	1,050 a	1,029 a	1,064 a	926 a	980 a
Westboro S/Hampton Pk/Britannia	673 a	702 a	801 a	824 a	948 a	993 a	1,074 a	1,095 a	860 a	891 a
Former City of Ottawa	675 a	691 a	839 a	862 a	1,021 a	1,050 a	1,221 a	1,248 a	915 a	940 a
Vanier	526 a	555 a	674 a	759 a	786 a	842 a	943 a	1,004 b	734 a	798 a
Gloucester/Cumberland	684 a	708 a	794 a	817 a	889 a	929 a	1,105 a	1,142 a	940 a	976 a
Nepean/Kanata	716 a	742 a	817 a	843 a	1,015 a	1,064 a	1,143 a	1,203 a	1,014 a	1,061 a
Ottawa	**671 a**	**688 a**	**827 a**	**853 a**	**994 a**	**1,029 a**	**1,162 a**	**1,206 a**	**920 a**	**951 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown	5 a	1,511	42 a	5,101	21 a	2,051	**	223	72 a	8,886
Sandy Hill/Lowertown	14 a	979	34 a	2,857	31 c	1,838	7 a	472	86 a	6,147
Glebe/Old Ottawa South	**	171	17 a	1,526	15 a	1,310	2 a	271	38 a	3,278
Alta Vista/Hunt Club	2 b	298	91 a	4,717	97 a	4,595	65 b	1,061	255 a	10,672
Carlington/Iris	6 a	506	56 a	3,188	31 a	2,912	**	387	97 a	6,993
Chinatown/Hintonburg/Westboro N	14 a	658	29 a	2,555	13 a	1,204	3 a	170	59 a	4,587
New Edinb./Manor Park/Overbrook	1 b	231	29 b	1,321	25 a	2,174	21 d	641	76 a	4,367
Westboro S/Hampton Pk/Britannia	2 a	405	20 a	2,833	23 a	2,195	5 c	220	50 a	5,653
Former City of Ottawa	48 a	4,759	318 a	24,100	257 a	18,280	109 b	3,444	731 a	50,583
Vanier	**	194	39 c	1,776	47 c	1,898	**	192	105 b	4,059
Gloucester/Cumberland	1 d	121	8 a	912	20 a	1,770	21 a	1,578	50 a	4,381
Nepean/Kanata	2 a	155	52 a	1,880	129 a	4,212	71 a	3,197	254 a	9,444
Ottawa	**67 a**	**5,229**	**416 a**	**28,668**	**453 a**	**26,159**	**204 a**	**8,410**	**1,140 a**	**68,467**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	3.1 b	2.3 a	2.5 a	2.6 a	2.2 b	2.1 a	**	**	2.5 a	2.5 a
Sandy Hill/Lowertown	2.8 b	2.7 b	2.1 a	2.4 b	1.7 b	2.7 b	1.7 c	1.6 c	2.0 a	2.5 b
Glebe/Old Ottawa South	2.2 b	4.2 d	2.3 b	3.2 c	1.0 a	2.1 c	5.3 d	1.8 c	2.0 a	2.7 b
Alta Vista/Hunt Club	2.0 a	3.1 d	2.3 a	4.2 a	3.1 a	5.1 a	4.8 a	9.2 b	2.9 a	5.0 a
Carlington/Iris	3.2 a	2.5 a	4.4 a	4.1 a	4.1 b	3.2 b	4.6 a	2.0 c	4.2 a	3.5 a
Chinatown/Hintonburg/Westboro N	4.1 a	3.3 b	2.1 a	2.5 a	2.7 a	2.1 a	2.0 b	2.1 c	2.5 a	2.5 a
New Edinb./Manor Park/Overbrook	0.0 c	1.0 a	2.5 b	3.8 b	0.8 a	2.4 b	2.6 a	5.0 c	1.5 a	3.1 b
Westboro S/Hampton Pk/Britannia	1.6 a	1.8 a	2.2 a	3.2 a	1.8 a	2.7 a	1.6 a	2.1 c	2.0 a	2.9 a
Former City of Ottawa	2.8 a	2.6 a	2.6 a	3.3 a	2.4 a	3.2 a	3.4 a	4.8 b	2.6 a	3.3 a
Vanier	**	**	4.0 c	3.5 c	5.7 c	3.4 d	3.1 d	**	4.6 b	3.8 c
Gloucester/Cumberland	0.0 c	**	1.9 a	3.3 a	2.3 a	2.3 a	4.3 a	3.6 a	2.9 a	3.0 a
Nepean/Kanata	6.3 a	7.6 a	6.6 a	7.2 a	5.9 a	6.7 a	4.2 a	5.2 a	5.4 a	6.3 a
Ottawa	**2.8 a**	**2.9 a**	**2.9 a**	**3.5 a**	**3.2 a**	**3.7 a**	**3.9 a**	**4.7 a**	**3.1 a**	**3.7 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Ottawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Downtown	4.6 c	3.5 b	4.0 b	5.0 a	5.0 c	3.6 c	++	++	4.1 b	4.3 b
Sandy Hill/Lowertown	3.2 d	3.7 d	3.6 d	++	4.5 c	++	++	**	3.6 c	2.3 c
Glebe/Old Ottawa South	3.6 b	**	++	++	4.5 d	2.1 c	++	++	++	1.7 c
Alta Vista/Hunt Club	3.9 b	3.6 c	2.6 a	3.5 a	2.7 a	2.3 a	4.6 a	0.7 b	2.8 a	2.6 a
Carlington/Iris	7.0 a	3.7 b	5.3 b	2.6 a	5.4 b	1.3 a	4.1 d	++	5.2 b	2.5 a
Chinatown/Hintonburg/Westboro N	6.5 a	2.5 b	7.1 a	2.3 b	5.3 c	1.3 d	**	**	6.6 a	2.2 b
New Edinb./Manor Park/Overbrook	**	**	3.5 c	4.4 c	2.9 c	5.4 c	3.1 c	3.2 c	2.9 b	4.6 c
Westboro S/Hampton Pk/Britannia	3.5 a	3.9 a	3.3 a	3.4 a	3.0 a	3.2 b	1.0 a	**	3.0 a	3.3 a
Former City of Ottawa	4.6 b	3.3 a	3.8 a	3.1 a	4.1 a	2.6 a	4.3 c	1.4 a	3.9 a	3.0 a
Vanier	++	1.8 c	1.3 a	4.9 b	1.4 a	5.1 c	++	**	1.1 a	4.5 b
Gloucester/Cumberland	2.1 a	3.4 b	3.4 a	2.5 a	0.6 a	4.7 a	0.3 b	5.1 a	1.4 a	4.2 a
Nepean/Kanata	4.5 a	3.3 a	2.8 a	4.1 a	3.1 a	4.9 a	1.7 a	5.4 a	2.4 a	4.5 a
Ottawa	**4.4 a**	**3.3 a**	**3.6 a**	**3.3 a**	**3.6 a**	**3.1 a**	**3.3 b**	**2.6 a**	**3.4 a**	**3.4 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Ottawa CMA - October 2009

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	1.6 c	0.7 a	1.1 a	1.1 a
Inner Suburbs	0.4 a	1.8 c	1.6 a	1.9 a
Outer Suburbs	0.1 b	0.9 d	1.5 a	1.6 a
Ottawa-Gatineau CMA (Ont. Part)	**0.5 a**	**1.1 a**	**1.4 a**	**1.5 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Ottawa CMA - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Downtown	**	707 a	1,092 d	935 a	1,536 c	1,211 a	**	1,465 a
Inner Suburbs	n/u	697 a	901 b	815 a	1,186 b	976 a	**	1,159 a
Outer Suburbs	n/u	649 a	899 c	809 a	**	985 a	1,274 c	1,142 b
Ottawa-Gatineau CMA (Ont. Part)	**	**688 a**	**975 b**	**853 a**	**1,193 b**	**1,028 a**	**1,286 c**	**1,257 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Ottawa CMA - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	n/u	**	1,252 d	1,092 d	1,428 c	1,536 c	**	**	1,381 b	1,327 c
Inner Suburbs	n/u	n/u	922 c	901 b	1,134 b	1,186 b	1,542 c	**	1,100 b	1,090 b
Outer Suburbs	n/u	n/u	818 c	899 c	940 b	**	**	1,274 c	926 b	**
Ottawa-Gatineau CMA (Ont. Part)	**n/u**	**	**999 c**	**975 b**	**1,103 b**	**1,193 b**	**1,396 d**	**1,286 c**	**1,093 b**	**1,135 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Ottawa CMA - October 2009

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-08	Oct-09	Oct-08	Oct-09
Ottawa-Gatineau CMA (Ont. Part)				
3 to 24 Units	**	**	2.4 a	2.0 a
25 to 49 Units	0.9 d	1.4 d	1.7 a	2.3 a
50 to 74 Units	**	0.5 b	1.0 a	2.4 a
75 to 149 Units	0.4 b	1.5 c	1.2 a	1.2 a
150+ Units	0.2 a	0.6 a	1.0 a	1.2 a
Total	0.5 a	1.1 a	1.4 a	1.5 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Ottawa CMA - October 2009

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	4,395	4,635	1,081 a	897 a	24.6 a	19.3 a	1.6 c	0.7 a
Inner Suburbs	6,807	7,005	1,158 a	1,305 a	17.0 a	18.6 a	0.4 a	1.8 c
Outer Suburbs	9,797	10,220	1,808 d	1,952 d	18.5 d	19.1 d	0.1 b	0.9 d
Ottawa-Gatineau CMA (Ont. Part)	**20,999**	**21,860**	**4,019 a**	**4,155 a**	**19.1 a**	**19.0 a**	**0.5 a**	**1.1 a**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Ottawa CMA - October 2009

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Ottawa-Gatineau CMA (Ont. Part)								
3 to 24 Units	1,477	2,022	205 c	200 b	13.9 c	9.9 b	**	**
25 to 49 Units	1,867	1,781	263 c	257 a	14.1 c	14.4 a	0.9 d	1.4 d
50 to 74 Units	1,237	1,379	**	**	**	**	**	0.5 b
75 to 149 Units	5,479	5,735	1,057 d	1,093 d	19.3 d	19.1 d	0.4 b	1.5 c
150+ Units	10,939	10,943	2,195 a	2,286 a	20.1 a	20.9 a	0.2 a	0.6 a
Total	20,999	21,860	4,019 a	4,155 a	19.1 a	19.0 a	0.5 a	1.1 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Ottawa CMA - October 2009

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Ottawa-Gatineau CMA (Ont. Part)										
Single Detached	n/s	n/s	**	n/s	**	**	1,289 c	1,168 c	1,153 c	1,131 c
Semi detached, Row and Duplex	n/s	n/s	**	831 b	931 b	1,006 b	1,004 a	1,106 b	982 a	1,060 a
Other-Primarily Accessory Suites	n/s	n/s	**	**	**	936 d	**	**	**	995 d
Total	**	n/s	**	888 c	943 b	996 b	1,062 a	1,128 b	1,009 b	1,063 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Ottawa CMA - October 2009

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-08	Oct-09
Ottawa-Gatineau CMA (Ont. Part)		
Single Detached	7,616 b	6,311 b
Semi detached, Row and Duplex	22,559 a	23,448 a
Other-Primarily Accessory Suites	5,259 c	4,359 b
Total	35,433 a	34,118 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2008 vs. $550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2009, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007, 2008 and 2009.

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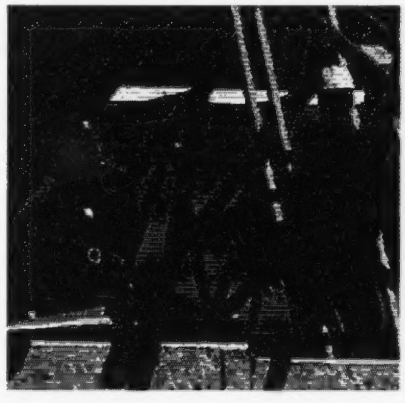

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